

Waterville

48-215

PK 6908PG285

TRANSFER
TAX
PAID

QUITCLAIM DEED
With Covenant
014066

KNOW ALL BY THESE PRESENTS, that it, **GMAC MORTGAGE CORPORATION**, Plaintiff, pursuant to a civil action to foreclose a mortgage under 14 M.R.S.A. §6321 et seq., brought in the Seventh District Court, Division of Northern Kennebec, Civil Docket No. WAT-01-RE-022, against Darren W. Chambers, Defendant, and in execution of a Judgment of Foreclosure and Order of Sale dated April 30, 2001, in consideration of One and No/100 Dollars (\$1.00) and other valuable consideration paid by **SECRETARY OF HOUSING AND URBAN DEVELOPMENT** whose mailing address is 451 Seventh Street, SW, Washington, DC, 20410 the receipt whereof it does hereby acknowledge, does hereby **GIVE, GRANT, BARGAIN, SELL AND CONVEY, WITH QUIT CLAIM COVENANTS** unto the said Secretary of Housing and Urban Development, its successors and assigns forever, the following described premises:

SEE SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF.

This conveyance is made subject to real estate taxes assessed by and due and payable to the town of Waterville, including without limitation real estate taxes for the tax year 2001, and subject to the town of Waterville real estate taxes for the current year, which taxes the Grantee assumes and agrees to pay.

This conveyance is made subject to sewer user fees, including without limitation current sewer user fees, due and payable and/or to become due and payable to Waterville, Maine, which fees the Grantee assumes and agrees to pay.

TO HAVE AND TO HOLD the same, together with all the privileges and appurtenances thereunto belonging, to the said Secretary of Housing and Urban Development, its successors and assigns, forever.

IN WITNESS WHEREOF, it, the said GMAC Mortgage Corporation has caused these presents to be signed and its corporate seal to be affixed by William J. Maguire its [title] Sr. Vice Pres thereunto duly authorized this 15th day of October, 2001.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

GMAC MORTGAGE CORPORATION

Thomas D. Smith
Witness Thomas D. Smith
Foreclosure Specialist

William J. Maguire
by its [title] William J. Maguire
print name Sr. Vice President

STATE OF PENNSYLVANIA
COUNTY OF MONTGOMERY, SS:

October 15, 2001

Then personally appeared the above-named William J. Maguire, the [title] Sr. Vice Pres of the said **GMAC MORTGAGE CORPORATION** and acknowledged the foregoing instrument to be his/her free act and deed, in his/her said capacity, and the free act and deed of the said GMAC Mortgage Corporation, before me,

Notarial Seal
William L. Watson, Notary Public
Horsham Twp., Montgomery County
My Commission Expires July 12, 2004
Member, Pennsylvania Association of Notaries



William L. Watson
Notary Public
print name _____
my comm. exp. _____

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SCHEDULE A

A certain lot or parcel of land with the buildings thereon, situate in Waterville, County of Kennebec and State of Maine, and being more particularly bounded and described as follows, to wit:

Northerly by land formerly owned by Peltiah Osgood and his heirs; easterly by land owned by Amos Stark or his heirs; southerly by land occupied by Mrs. Charles Plummer and by Pleasant Place, and westerly by land now or formerly owned by Charles H. Pulsifer.

Excepting and reserving the easements and rights of Kennebec Water District as set forth in the deed from Eva M. Berry to the Kennebec Water District, dated October 31, 1952, and recorded in the Kennebec County Registry of Deeds in Book 922, Page 495, to which deed reference is hereby made for a more particular description.

Being the same premises described in a deed from Wayne A. Small to Darren W. Chambers dated October 30, 1997, and recorded in the Kennebec County Registry of Deeds in Book 5490, Page 248.

Being the same premises conveyed by Mortgage Deed dated October 30, 1997 and in favor of GMAC Mortgage Corporation, which mortgage has been foreclosed by civil action in the Seventh District Court, Division of Northern Kennebec, Docket No. WAT-01-RE-022, this sale and transfer being pursuant to said Court's Judgment of Foreclosure and Order of Sale dated April 30, 2001 and pursuant to the Notice of Public Foreclosure Sale published in the Kennebec Journal on September 5, 12, and 19, 2001.

RECEIVED KENNEBEC SS.

2002 MAY 14 PM 2:30

ATTEST: *Roselynn B. Hall*
REGISTER OF DEEDS